

SADC Deed of Easement - Adopted 1984

- 1. Any development of the Premises for <u>nonagricultural</u> purposes is expressly <u>prohibited</u>.
- 2. The Premises shall be retained for agricultural use ...
- 3. Grantor certifies that... at the time of the execution of this Deed of Easement the nonagricultural uses indicated on attached Schedule (B) existed on the Premises. All other <u>nonagricultural uses are prohibited</u> except as expressly provided in this Deed of Easement.

SADC Deed of Easement - 1984 Retained Rights*

- 1. Agriculture
- 2. Recreational Uses
- 3. Construction of Ag. Labor Housing
- 4. Dwelling House Replacement
- 5. Residual Dwelling Site Opportunity
- 6. Division of Premises

*all are agricultural or agriculturally-related

















SADC Deed of Easement - 2016 Retained Rights*

- 1. Agriculture (encompassing equine activities)
- 2. Recreational Uses (encompassing ag. tourism)
- 3. Construction of Ag. Labor Housing
- 4. Dwelling House Replacement
- 5. Residual Dwelling Site Opportunity
- 6. Division of Premises
- 7. Cell Towers
- 8. Renewable Energy
- 9. Winery Special Occasion Events
- 10. Non-Ag. Activity/Rural Microenterprises
- *expanding beyond traditional agriculture to encompass more tangential uses

How Can Retained Rights Be Modified?

2. The Premises shall be retained for agricultural use and production in compliance with N.J.S.A. 4:1C-11 et seq., P.L. 1983, c.32, and all other rules promulgated by the State Agriculture Development Committee... *

^{*}source - 1984 SADC Deed of Easement









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Fewer Farmers, Lawyers; But Higher Education Level

STATELINE





State Legislatures Have Fewer Farmers, Lawyers; But Higher Education Level

December 10, 2015 | By Jen Fifield

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Democratic state Sens. Kirk Watson, left, and Royce West, both lawyers, vote in the Texas Capitol. More than a fourth of Texas state legislators are lawyers,

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Deed of Easement Interpretation

The SADC in December 2008 appointed a Deed of Easement Subcommittee to examine various provisions of the farmland preservation Deed of Easement to determine where clarification may be needed to ensure consistent interpretation and related decision-making by the SADC and its preservation partners.

This process is intended to clarify the SADC's interpretation of the Deed of Easement as it relates to the increasingly wide range of issues and landowner requests concerning permissible uses of preserved farmland. It is not intended to and will not impose any new requirements on landowners.

Guidance Document

Report #1: General Guidance (as approved by the SADC on May 26, 2011)